

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 4, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-14692 - PUBLIC HEARING - APPLICANT: SPEEDY CASH INC. - OWNER: KMC II, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED; A WAIVER OF THE 200-FOOT SEPARATION DISTANCE FROM A PARCEL ZONED FOR A RESIDENTIAL USE AND A WAIVER OF THE 1000-FOOT SEPARATION DISTANCE FROM ANOTHER FINANCIAL INSTITUTION at 4343 North Rancho Drive, Suite #150 (APN 138-02-701-004), C-2 (General Commercial) Zone, Ward 6 (Ross). NOTE: THE APPLICATION HAS BEEN AMENDED FROM A PROPOSED FINANCIAL INSTITUTION, SPECIFIED TO A PROPOSED AUTO TITLE LOAN BUSINESS. THE APPLICANT HAS BEEN CHANGED FROM SPEEDY CASH, INC. TO FMMR DBA RAPID CASH. Staff recommends DENIAL. The Planning Commission (3-3-1 vote on a motion for approval) ended in a tie vote which is tantamount to DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (3-3-1 vote on a motion for approval) ended in a tie vote which is tantamount to DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter and revised plan submitted by staff
6. Backup referenced from the 09-07-06 Planning Commission Meeting Item 43

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN, STEVE WOLFSON)

CITY COUNCIL MEETING OF: OCTOBER 4, 2006

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

LUCY STEWART, 856 East Sahara Avenue, appeared on behalf of the applicant and explained that one of the waivers is from residential, but they are separated by a block wall and collector street. Additionally, the nearest entrance to the subdivision is approximately a quarter mile to the west. Therefore, they do not have a direct impact on the residents to the west. The other waiver is for a separation from a similar business located on the northeast corner of Craig Road and Rancho Drive. The reason for the 1000-foot separation is to reduce the proliferation of these types of businesses at one intersection; however, in this instance, there is approximately 80 acres of commercial at this intersection and only one such business. MS. STEWART agreed with all conditions.

TOM McGOWAN, Las Vegas resident, stated that the agenda text does not differentiate as to the applicability of the separation distance. He asked how the Council arrives at making a decision in this matter.

COUNCILMAN ROSS acknowledged the proliferation of these types of businesses and that he is particularly not fond of having one in every block. Neighborhood meetings were held and two letters of opposition were received, but he does not see any problems with this particular location and would support the request.

COUNCILMAN WEEKLY requested MS. STEWART to relay to her client, Rapid Cash, to clean the landscape buffer on property located at Washington Avenue and Rancho Drive.

MAYOR PRO TEM REESE declared the Public Hearing closed.